



# AGENDA

## PLANNING COMMISSION ■ CITY OF HAYWARD

Council Chambers ■ 777 B Street, Hayward, California 94541-5007

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**MEMBERS OF THE AUDIENCE WISHING TO ADDRESS THE PLANNING COMMISSION:** Obtain a speaker's identification card, fill in the requested information, and give the card to the Commission Secretary. The Secretary will give the card to the Commission Chair who will call on you when the item in which you are interested is being considered. When your name is called, walk to the rostrum, state your name and address for the record and proceed with your comments. Copies of reports are available from the Commission Secretary.

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THURSDAY, JULY 15, 1999

### AGENDA

7:30 P.M.      COUNCIL CHAMBERS      REGULAR MEETING

#### ROLL CALL

Election of New Officers

#### SALUTE TO FLAG

#### PUBLIC COMMENT – NON AGENDA ITEMS

#### PUBLIC HEARING

1. Tentative Parcel Map 7460 – Sukhdev Kapur and Rana Ahmed (Applicant/Owner) – Request to subdivide a .8± acre parcel into three single-family parcels ranging in size from 10,270± to 14,650± square-feet. *The property is located on the southeast corner of University Court and Campus Drive in an RS (Single-Family Residential) District.*
2. Six-Month Review of Use Permit Application No. 98-160-19 and Request to Modify Conditions of Approval – Jung Lee for Hayward Music Studio (Applicant), Douglas B. Storm for Mission Properties (Owners) – A review for compliance to the conditions of approval for a 3,600 –square-foot karaoke recording studio and adjoining bar (beer only) as a commercial amusement facility. *The property is located at 21995 Mission Boulevard in the Mission Plaza on the northwest corner of Mission and Sunset Boulevards in a Central City Zoning District – Commercial Subdistrict.*
3. Text Change Application 98-140-04 - Amendments to the Zoning Ordinance and Subdivision Ordinance including, but not limited to Industrial District building design standards, Central City District use limitations, Airport Terminal-Commercial District retail uses, Group Home regulations, livestock and Animal Regulations, streamlining the review process and Live/Work provision.
4. Site Plan Review/Variance (SPR/VAR) 99-130-07 - The Olson Company and the City Redevelopment Agency (*Applicants*); B.A.R.T. and the City Redevelopment Agency (*Owners*): Request site plan approval and variances to the private open space, security gate and landscape setback requirements to construct 77 multi-family residences on a 3.5-acre site contiguous to the Hayward Civic Center Plaza. The property lies within the Central City Residential Zoning District. *The property is located at Watkins and C Streets.*

## ADDITIONAL MATTERS

5. Oral Report on Planning and Zoning Matters
6. Commissioners' Announcements, Referrals

## APPROVAL OF MINUTES

- June 10, 1999
- June 24, 1999

## ADJOURNMENT

PLEASE TAKE NOTICE that if you file a lawsuit challenging any final decision on the subject of this notice, the issues in the lawsuit may be limited to the issues which were raised at the City's public hearing or presented in writing to the City Clerk at or before the public hearing. By Resolution the City Council has imposed the 90-day time deadline set forth in C.C.P. Section 1094.6 for filing of any lawsuit challenging final action on an item which is subject to C.C.P. Section 1094.5.



Assistance will be provided to persons requiring accommodations for disabilities in compliance with the Americans with Disabilities Act of 1990. Persons needing accommodation should contact Mary Hougey 48 hours in advance of the meeting at (510) 583-4205, or by using the TDD line for those with speech and hearing disabilities at (510) 247-3340.